

**DRAFT**

MINUTES OF THE CITY COUNCIL  
OF THE  
CITY OF GREENSBORO, N. C.

SPECIAL MEETING:

29 JANUARY 2002

Pursuant to Council action at the regular meeting of 18 December 2001, the City Council of the City of Greensboro met in special session in City Council District Five at 6:00 p.m. on the above date at the Greensboro Board of Realtors, 23 Oak Branch Drive, Greensboro, NC, with the following members present: Mayor Keith A. Holliday, presiding; Councilmembers Claudette Burroughs-White, Sandra G. Carmany, Florence F. Gatten, Belvin J. Jessup, Yvonne J. Johnson, Robert V. Perkins, Thomas M. Phillips, and Donald R. Vaughan. Absent: None. Also present were J. Edward Kitchen, City Manager, Linda Miles, City Attorney and Juanita F. Cooper, City Clerk.

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After a brief moment of silence, Councilmember Carmany, District Five representative, led the pledge of Allegiance to the Flag.

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City Manager Kitchen introduced Nancy Lindemeyer, Public Information Officer in the Organizational Development and Communications Department, who served as courier for the meeting.

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C. Thomas Martin, Planning Department Director, provided an update on Comprehensive Planning.

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Keith Pugh, Facilities Engineering Division of the Engineering and Inspections Department, provided an overview of the District's Bond Projects and detailed major street improvements projects.

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Sandy Neerman, Library Department Director, reviewed the process and timeframe for the consolidation and relocation of the Benchmark Square and Southwest Libraries to create a new branch library in District Five that would maximize resources and enhance services.

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Dan Maxson, representing the Parks and Recreation Department, spoke to that Department's plans to replace and/or renovate specific equipment and facilities in District Five. He also spoke to the process the Department would use to determine a location for a new Southwest Recreation Center.

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Councilmember Carmany provided an update with regard to District Five and spoke to the general area this District encompassed. She spoke to the growth of the District and to its diverse population; she noted that District Five provided a large number of out-of-town visitors' with their first impression of Greensboro.

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The Mayor stated that Council would receive a presentation regarding deterioration/loss of businesses in the High Point Road Corridor by High Point Road Corridor representatives.

Ron Mack, residing at 301 Ridgeway Drive and affiliated with the Koury Corporation, spoke to that company's various facilities and properties located in District Five and to their significant financial contributions to Greensboro. He emphasized the importance of Greensboro's positive appearance to the millions of visitors each year to Koury's facilities, the Coliseum and other businesses in the High Point Road.

Noting that some improvements had been made to this District Five area, Mr. Mack requested Council to act to address High Point Road area concerns; i.e., provide a higher presence of police; enforce all city ordinances, i.e., prohibit street vending and pan handlers, enforce city ordinance/violations on property upkeep and appearance for both occupied and unoccupied properties, etc.; develop an incentive program to encourage property owners to redevelop older rundown properties; develop a program to enhance the aesthetics of High Point Road, and encourage the State of North Carolina to move forward with their roadway projects.

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Steve Showfety, 400 Four Seasons Town Center and affiliated with the Koury Corporation, spoke to the current condition of the roadway system in the High Point Road area and stated that, in his opinion, the condition of the roadways in the area had compromised commerce in District Five. He compared the success of businesses in areas in which roadway improvements had been completed; i.e., Wendover Avenue, to the success of businesses in the High Point Road area. Mr. Showfety detailed various traffic problems and projects in the High Point Road area that needed attention to provide access to area businesses. He requested that Council encourage the State of North Carolina to prioritize roadway projects in District Five.

Jim Westmoreland, Transportation Department Director, spoke to the State's process and factors which impacted roadway projects; he detailed the City staff's work with Doug Galyon, North Carolina Department of Transportation Board member representing Greensboro, to encourage the State to implement and/or accelerate State roadway projects in Greensboro. He added that staff would continue to work to accelerate projects in this area. Messrs. Pugh and Westmoreland also explained that certain factors involved with the Merritt Drive bridge and roadway projects did not permit the projects to be undertaken simultaneously.

Councilmember Perkins commended Mr. Galyon for his work for Greensboro, specifically the acceleration by 3-5 years of that section of the Painter Boulevard project in District Five.

The Manager emphasized that many projects in Greensboro were under the purview of the State and noted that while City staff worked with them, the projects were controlled by the State of North Carolina.

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Barbara Beck, representing Brown Investment Properties, Inc., owner of property on High Point Road, expressed concern with problems with loitering, burglaries and panhandlers in the area. Noting that the Police Department had responded in the past to their concerns with loitering, Ms. Beck requested the Council's assistance in addressing these ongoing problems. She also expressed an interest in partnering with the City to find employment opportunities for these panhandlers.

The City Attorney explained that Greensboro ordinances were in place to address the issue of panhandlers on streets, medians, etc.; she reiterated that these laws were as strict as legally permitted. Explaining the Police Department's policy to respond to the more serious crimes first, the City Manager stated that additional Police resources would be needed to respond to these concerns.

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Judy Martinez, representing Rhodes Furniture at 3407 High Point Road, stated her company favored having additional businesses locate in the area, asked Council to act to stop illegal vendors from operating on High Point Road, and spoke in support of upgrading businesses and properties in the area.

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Steve Branch, representing the Greensboro Merchants Association, supported and offered suggested solutions to problems expressed by the speakers, requested the City to enforce existing ordinances that would enhance the High Point Road area, and requested the Council to move forward to preserve the commercial property in this area.

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Ed Cobbler, owner of an investigative company, spoke to his work with business owners, the Merchants Association and other agencies to address problems with crime, graffiti, etc. on Randleman Road. He stated that he was now working with High Point Road area businesses and looked forward to becoming more involved with implementing positive changes for this area.

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After brief discussion with Council regarding their desire to take action to address some of the concerns expressed by the High Point Road representatives, the City Manager advised that some concerns could be addressed within existing resources; however, he emphasized that dramatic action to address concerns in the area would require additional resources. At the request of Council, City Manager Kitchen stated he would prepare recommendations for Council's consideration that would address some of the specific concerns expressed by the High Point Road representatives; he noted the recommendations would be forthcoming within the next two months.

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Gerald Inhofer, 4710 Cricklewood Road in the Oaks West Neighborhood, expressed concern with respect to the existence of a salvage yard in this neighborhood, offered his thoughts about zoning in Greensboro and stated that he believed Council should rewrite the zoning laws.

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Donna Guinard, residing at 1602 Pepper Hill Road, expressed concern with respect to the recent rezoning by City Council of Guilford Mills, Inc. property located on Wendover Avenue. Staff and Council responded to a number of questions posed by Ms. Guinard.

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Nita Almon, residing at 3106 Collier Drive in the Lindley Park Neighborhood, expressed appreciation to Council for their sensitivity and response to various requests from this area.

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The Mayor expressed appreciation to Butch Simmons, Interim Engineering and Inspections Department Director, and his staff for a successful beginning of the massive inspections sweep to confirm that certain buildings are not meeting fire and building codes and to seek charges against the owners. Appreciation was also expressed to the Channel 13 staff for their quality productions. Councilmember Carmany thanked Police Department representatives present at the meeting for their excellent services to District Five citizens.

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Council discussed upcoming events and meetings of interest.

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Some members of Council spoke to the productivity of the district meetings. The Mayor advised it was the intent of Council to evaluate the overall District Meeting process at the February 26 Council Briefing. Councilmember Perkins reiterated his request that the Manager provide cost information related to the five district meetings.

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Councilmember Johnson moved that the City Council adjourn. The motion was seconded by Councilmember Burroughs-White and adopted unanimously by voice vote of Council.

THE CITY COUNCIL ADJOURNED AT 8:08 P. M.

KEITH A. HOLLIDAY  
MAYOR

JUANITA F. COOPER  
CITY CLERK

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